

# \$760,000 - 630 Kincora Bay Nw, Calgary

MLS® #A2158550

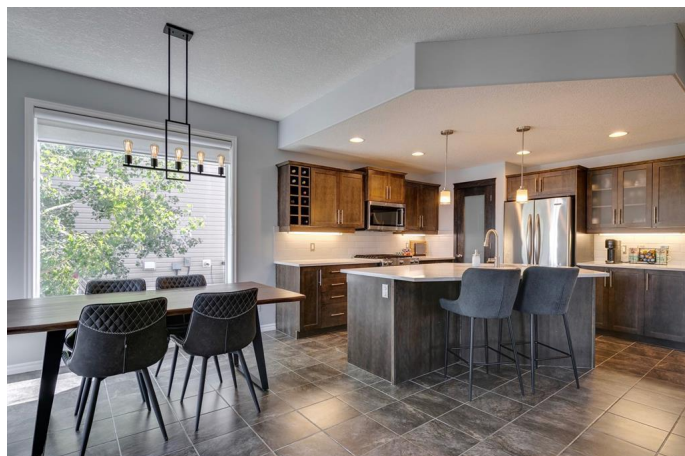
**\$760,000**

3 Bedroom, 3.00 Bathroom, 2,192 sqft

Residential on 0.14 Acres

Kincora, Calgary, Alberta

This two-storey air-conditioned gem, tucked away in a quiet Kincora cul-de-sac, offers over 2,100 sqft of beautifully maintained living space. Built by Beattie Homes, this property offers excellent curb appeal, with beautiful exterior finishes and breathtaking ravine views. The show stopping feature of this home is the vaulted ceilings in the main floor living room with exposed beams and floor-to-ceiling stone fireplace. This room feels like a true mountain lodge retreat. The open floorplan expands to the kitchen, offerings espresso cabinetry with under-cabinet lighting, built-in wine rack, and a large island with an undermount sink. The natural sunlight filtering into your dining space make meal prep and dining a joy any time of day. With ample thoughtful storage and stainless steel appliances, this kitchen is perfect for those on the go. The main floor is filled with natural light and boasts 9' ceilings, tile floors, upgraded lighting, a cozy home office or den, a laundry room with custom cabinetry, and a convenient 2-piece powder room. Upstairs, the spacious primary suite offers a spa-like 5-piece ensuite, complete with dual vanities, a large jetted tub, a separate shower, and a walk-in closet outfitted with built-in storage for shoes. Two additional bedrooms, both with ample closet space, share a 4-piece bathroom, while a generously sized bonus room adds extra versatility to the layout. Cultured marble countertops in the upper-level bathrooms lend a luxurious touch. The pie-shaped backyard is a private oasis,



fully landscaped and equipped with irrigation. An extended deck, perfect for summer barbecues, features gas hookups and overlooks a backyard with a custom-built shed that matches the home's exterior. The unfinished basement offers untapped potential for customization. With easy access to nearby amenities, this home blends thoughtful design, elegance, and practicality for comfortable living and entertaining.

Built in 2007

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2158550    |
| Price          | \$760,000   |
| Sold Price     | \$775,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,192       |
| Acres          | 0.14        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 630 Kincora Bay Nw |
| Subdivision | Kincora            |
| City        | Calgary            |
| County      | Calgary            |
| Province    | Alberta            |
| Postal Code | T3R 0B1            |

**Amenities**

|           |      |
|-----------|------|
| Amenities | None |
|-----------|------|

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

### Interior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | Vaulted Ceiling(s)                                                                       |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                               |
| Cooling           | Full                                                                                     |
| Fireplace         | Yes                                                                                      |
| # of Fireplaces   | 1                                                                                        |
| Fireplaces        | Gas, Living Room                                                                         |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Unfinished                                                                         |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Garden                                                         |
| Lot Description   | Cul-De-Sac, Fruit Trees/Shrub(s), Lawn, Garden, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 20th, 2024 |
| Date Sold      | August 27th, 2024 |
| Days on Market | 6                 |
| Zoning         | R-1               |
| HOA Fees       | 218.74            |
| HOA Fees Freq. | ANN               |

### Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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